

Payette Comp Plan Meeting #12 Notes

From November 9th, 2017

Attending – Tim Gerdes, Duane Vaughn, Maria Ibarra, Markita Williams, Kathy Patrick, Luis Munguia, and Sue York plus appearances by Mayor Jeff Williams and Mary Cordova
Staff: Mairel Rodriguez, Jerome Mapp, Laura Alvarez Schrag, Jim Birdsall, and Dick Gardner.

Welcome and Introductions: Dr. Dick Gardner opened the meeting and welcomed everyone. Cleo Thompson has had to step down from the Advisory Committee for personal reasons. The group acknowledged her many contributions and wished her well.

Dick explained that the purposes of today's meeting were then to conduct quick reviews of the changes made and yet to come for the Population, Housing, and Agriculture chapters and to do the first review of Airport and Hazardous Areas draft comprehensive plan chapters. Dick then noted that each committee member should have an agenda, meeting notes from last month, five draft chapters plus an agenda for the November 16 economic development meeting. Gardner also noted that the draft chapters, especially the first drafts, contain numerous grammatical errors that will be fixed by our copy editor, Eberle Umbach.

Population and Growth Chapter, version 2

2.7 Please ask Dale to give us five year population numbers that correspond to the five year housing unit projections contained the Housing Chapter.

Housing

Here are the committee's comments on the second draft Housing chapter:

1. P. 9, Exhibit 13 – Jerome's version contained a column on the right showing the % growth of housing for each five-year interval. Jerome read that info so members could manually add it to their older draft.
2. P.10 There are approximately 40 units in the Lazy River Mobile Home Park.
3. P. 12 The group had a long discussion of homelessness in Payette. Many had not seen any homeless, but Kathy Patrick asserted that she had helped the occasional individual find a meal and a room for a night or a little gas money to keep moving. The group agreed to a statement that While there are a few individual cases of homelessness, the City of Payette is not aware of any issues with chronic homelessness within the community.
4. The lack of affordable housing is becoming more of an issue, despite a recent study that found Payette to be the second best city for housing after Kuna.
5. It would be more appropriate to stop at Boals, Objectives and Policies and not include the graph at the end of the chapter.
6. P.15 – Take the word "decent" out of the wording of Goal 1 because it is very subjective and unclear.

Agriculture

- a) P.1 – remove paragraph 5 that has the bullet points, as it is repeated later in the chapter.
- b) Title 67, Article 65 of Land Use Act was reviewed for the committee by Jerome.
- c) North-Northeast of town is one preferred area for future housing development (Center Street south of the airport. The reason is that this is gently rolling land of less ag value.

Airport

1. P.1 – cut the use of personal pronouns like *our* and *we* from paragraph 5.
2. The airport does have fuel services now, and traffic is increasing. A larger fuel tank may need to be added.
3. Is there water and sewer at the airport? (answer is likely not yet, or maybe private, i.e. septic tank, but not municipal.)
4. Note there may be an issue of the compatibility of airport use and growth with housing development in NE Payette City.

Hazardous Areas

- a) Slopes for soils were estimated by Danny Gabiola to be 0-7% within the City limits.
- b) The group is comfortable listing Payette as a *moderate* risk of earthquakes.
- c) Stormwater drainage issues exist within Payette at present. The group expressed concern over the condition and capacity of stormwater drain system infrastructure.
 - Hazards now exist at 12th St. South and at 3rd Ave South
 - There is concern about water quality impacts (residents dumping dirty oil after home oil change, over fertilizing, etc.
 - One or more settling ponds may lessen chemical flows into the river.
- d) Pedestrian safety is a concern at some railroad crossings, e.g. by Seneca at 6th St.
- e) No underground storage tank issues that the committee was aware of.
- f) The Payette Police Dept will collect unused pharmaceuticals.
- g) The Payette County Landfill at Clay Peak accepts and sorts hazardous materials, though there is an added cost to contributors.
- h) City could promote education about safe disposal of hazardous household wastes, e.g. batteries, light bulbs, etc.
- i) There is already an ordinance requiring covered truck loads, but they remain an issue.
- j) There is no real concern about brownfields.

Future Meetings

Dick explained that we had tried to list all the future meetings, but that there will likely be at least one more Economic Development meeting in December, and that the main committee may need a March meeting to conduct final review of all chapters. The pace depends on Jerome's ability to continue writing chapters. All are invited to attend the Economic Development meeting on November 16. It should be a fun process.

The group agreed that a thorough review of chapters is important. The committee agreed to add 30 minutes to each future meeting, starting at 1:00 pm instead of 1:30. Each meeting will begin with a quick review of the second drafts of chapters reviewed the month before.

Thursday, December 14, 1:00 – 4:00 pm Meeting #13

Review Draft Chap 15 Natural Resources, Chap 13 Cultural & Historic Sites, and Chap 11 Parks & Recreation

Thursday, January 11, 1:00 – 4:00 pm Meeting #14

Review Draft Chap 6 Transportation, Chap 8 Public Services, Facilities, and Utilities, and Chap 12 School Facilities and Transportation

Thursday, February 8, 1:00 – 4:00 pm Meeting #15

Review Draft, Chap 5 Land Use, Chap 4 Economic Development and
Chap 10 Community Design,

Economic Development Future Meetings (Optional for most Committee members)

Thursday, November 16, 4:00 – 6:00 pm

Thursday, November 30, 4:00 – 6:00 pm

Meeting #12 was adjourned at 3:45.